

## CITY OF TALLAHASSEE

### CITY COMMISSION AGENDA ITEM

**ACTION REQUESTED ON:** September 14, 2005

**SUBJECT/TITLE:** Introduction of Ordinance #05-O-72 Proposed Voluntary  
Annexation of 2818 Lakeshore Drive West

**TARGET ISSUE:** N/A

#### STATEMENT OF ISSUE

The owner of property located at 2818 Lakeshore Drive West has petitioned the City for annexation of approximately 2.2 acres. A residential structure is located on this parcel and current zoning is OR-3.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on August 25, 2005, and a copy of the annexation petition was also forwarded on that date.

This parcel provides the "missing link" for a pending voluntary annexation introduced to the city commission on June 8, 2005. The public hearing was conducted and closed on June 22 as the County Commission voted on June 12 to object to the annexation, based on the County Attorney's opinion that the proposed annexation created an enclave (the City Attorney determined that it did not create an enclave). Since this parcel referenced in this agenda item resolves the enclave issue for the County, ordinance adoption of the four pending parcels also appears on the September 14 agenda. Given this action, it is anticipated that the County will remove its objection on the four pending parcels as well as vote not to object to the parcel referenced in this item.

#### RECOMMENDED ACTION

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-72 2818 Lakeshore Drive West and set public hearing date for September 28, 2005.

#### FISCAL IMPACT

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$450 in tax revenues in 2004. However, given the proposed development plans, future tax revenues will increase substantially.

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Dinah Hart  
Senior Aide to the Mayor

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Anita R. Favors Thompson  
City Manager

For Information, please contact: Dinah Hart, ext. 8181

**ITEM TITLE:** Introduction of Ordinance #05-O-72 Proposed Voluntary Annexation of 2818 Lakeshore Drive West

## **SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS**

### **HISTORY/FACTS & ISSUES**

The owner of property located at 2818 Lakeshore Drive West has petitioned the City for annexation of approximately 2.2 acres. A residential structure is located on this parcel and current zoning is OR-3. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

## **STATEMENT OF URBAN SERVICES**

### **I. Introduction**

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located at 2818 Lakeshore Drive West.

### **II. Land Use**

Planning Department staff has been requested to review the proposed annexation of approximately 2.2 acres fronting on West Lakeshore Drive near Monroe Street for consistency with the Comprehensive Plan. There is one parcel (tax identification number 2114204180000), which is currently zoned OR-3. The parcel contains a single-family residence with no exempt value. Stated development plans at this time are for a hotel and offices.

Staff has reviewed the proposed annexation and finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].

- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

*The following is provided as additional information related to this site:*

- This property is in the Mixed Use C land use category on the Future Land Use Map.
- The current zoning on the property is OR-3, which allows a variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential. The maximum gross density allowed for new residential development in the OR-3 district is 20 dwelling units per acre, while the minimum gross density allowed is 6 dwelling units per acre. The City's OR-3 zoning district is identical to that of the County, except that rooming houses are allowed in the City but not the County.
- Rezoning need not be a component of this annexation.

### **III. Urban Services**

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. **Fire Protection Service** – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. This location will be served by fire station 2, located at 2805 Sharer Rd., less than 3/4 mile away.
- B. **Police Protection Service** – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. **Growth Management** – Growth Management staff has provided the following information relative to this annexation request:

#### **Concurrency:**

A review of the concurrency street inventory indicates that there is available roadway capacity on the roadway network in the immediate vicinity of the proposed annexation. A definitive determination of whether the development of the parcel would meet concurrency standards would depend upon the size and nature of the proposed development.

#### **Environmental Management:**

1. Lake Jackson Special Development Zone B requirements apply (5-82(j)(2) to 50% of the land located between contours of 100-110 feet must remain in its natural state.
2. Stormwater concurrency will be required prior to the issuance of a development order for any development on the site.
3. Proximity to FDEP Man-made marsh/wetlands may require a natural buffer zone.
4. Intensive land uses should be discouraged due to the special development zone.
5. A Natural Features Inventory (NFI) will be required before any plans for development can be accepted by the Growth Management for development review and approval.

Land Use:

The site is zoned OR-3, an office residential zoning district that is also recognized in the city; no rezoning would be required upon annexation. The zoning would limit nonresidential activity on the site to such uses, for example, as banks, day care facilities, hotels and motels, offices and residential uses up to 20 units per acre. Upon annexation, the prospective developer should apply for a Land Use Compliance Certificate with the Growth Management Department to determine if the desired development would be permissible on the site.

- D. Public Works/Street Maintenance and Right of Way Service – The Stormwater Management, Streets and Drainage, Real Estate, and Traffic Engineering Divisions of the Public Works Department have no comments on the proposed annexation.
- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. There are no streets within these parcels and there are already streetlights on Lakeshore, therefore there should be no streetlight cost associated with the proposed annexation.
- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The only park site in the vicinity of this parcel is the Northwest Park, located at the corner of Mission and Fred George Roads. The current budget (FY2005-09) has funding to begin development of this park in FY2009, and would provide for both active and passive elements for this area. The proposed FY2006-10 budget does not include funding for this park and in fact, proposes selling the property to balance the budget in FY2007. Should this occur, there would be no Parks and Recreation facilities in this area.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The closest bus stop location to West Lakeshore Drive is on North Monroe Street. There are two bus stops. One bus stop is located at the Sun Tire Store (2715 N. Monroe St.). The other bus stop is across the street at Motel 6. Two bus routes service these locations, routes 1 and 9. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Water and sewer are available. Easements are required (from Northwest Florida Water Management District) to connect to the sewer on the back side of the property.
- K. Gas Service – Gas service is available in this area.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Commercial solid waste service for these parcels is readily available.

**OPTIONS**

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-72 2818 Lakeshore Drive West and set public hearing date for September 28, 2005.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

**RECOMMENDATIONS**

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-72 2818 Lakeshore Drive West and set public hearing date for September 28, 2005.

**ATTACHMENTS/REFERENCES**

Attachment 1 – Proposed Ordinance #05-O-72

Attachment 2 – Location Map

Attachment 3 – Annexation Petition